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10 Greater Nevada Builders and  
11 Steven F. Campoy  
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DISTRICT OF NEVADA	
BY:	DEPUTY

UNITED STATES DISTRICT COURT  
DISTRICT OF NEVADA

JUDY KROSHUS, BILL ADAMSON; SHARON  
ADAMSON; PANFILO "PHIL" AGUILAR; DONNA  
AGUILAR; AIR TECH HEATING & AIR, a Division  
of Spracklin Homes; JEMMELY ALMARIO;  
LORILLEE BABCOCK; THOMAS BAILIE; AMANDA  
BAILIE; THOMAS and AMANDA BAILIE,  
individually and on behalf of their minor child,  
ELIZABETH BAILIE; JOHN BECK; COLEEN BECK;  
JOHN and COLLEN BECK, individually and on  
behalf of their minor child, SEANDRA BECK;  
BENNAFIT INVESTMENTS; DENNIS BLAIR;  
BEVERLY BLAIR; WILLIAM BORRELLI; RACINE  
BRADY-MARTINEZ; STEVE BRONAUGH;  
JENNIFER BRONAUGH; STEVE and JENNIFER  
BRONAUGH, individually and on behalf of their  
minor child, STERLING BRONAUGH; MARK CARR;  
JOHN CAULK; MARTINIQUE CAULK; JOHN and  
MARTINIQUE CAULK, individually and on behalf  
of their minor children, JARED HIRES CAULK,  
JOHN HIRES CAULK and TAYLOR HIRES CAULK;  
SCOTT CHAPMAN; JANET CHAPMAN; EVERETT  
A. CIRIO; TOM W. COOK, II; KATHLEEN M.  
COOK; JAMES CRUTCHER; BRANDY CRUTCHER;  
JAMES and BRANDY CRUTCHER, individually and  
on behalf of their minor children, JAKE  
CRUTCHER and MACKINNON CRUTCHER;  
ANGELA and WILLIAM T. DANIEL, individually  
and on behalf of their minor children, JULIANNA  
DANIEL and VANCE DANIEL; DOUGLAS D.  
DAVIS; RAMONA DAVIS; WILLIAM K. DAVIS;  
DIANNE R. DAVIS, individually and on behalf of

ORDER GRANTING MOTION FOR  
GOOD FAITH SETTLEMENT  
DETERMINATION AND DISMISSAL  
OF CLAIMS

1       their minor child, FELICIA R. DAVIS; J. WENDELL  
2       DAVIS; LORRAINE C. DAVIS; PAMELA M. DIERR;  
3       JOHN E. DOHM; DONNA L. DOHM; PATRICK  
4       DOYLE; LORI DOYLE; PATRICK and LORI DOYLE,  
5       individually and on behalf of their minor children,  
6       JOSHUA DOYLE and TANNA DOYLE; SHERRE  
7       GONZALES; JEREMY GOTTLIEB; WARREN GRAY;  
8       BARBARA GRAY; DARYL R. GROVER, JR.;  
9       DARYL R. GROVER, JR., individually and on  
10      behalf of his minor child PATRICK GROVER;  
11      RICHARD HARGETT; LINDA HARGETT;  
12      ROSEMARY HIGGINS; ROLF G. HODAPP;  
13      MICHAEL A. HUMPHREY; KIM JAMES; MICHAEL  
14      JONES; KILITA JONES; MANFRED JURGEIT;  
15      JEANIE JURGEIT; LYNN KANTOR; DAN KANTOR;  
16      LINDA KANTOR; BRANDON KNAPP; TRACY  
17      KNAPP; JUSTIN KNOX; CHERIE KNOX; JUSTIN  
18      and CHERIE KNOX, individually and on behalf of  
19      their minor child, CORA KNOX; PHILIP KNOX;  
20      SUZANNE KNOX; JULIE LANE; DAN LAWSON;  
21      LORRAINE LAWSON; LESLIE LEVERET; ESTHER  
22      LEVINE; JOHN LINDENMEIER; LEO LINDENMEIER;  
23      NANCY LINDENMEIER; LEZLIE M. LUCAS; JASON  
24      E. MARICH; DAVID C. MARSHALL; LEROY  
25      MARX; LEROY MARX, individually and on behalf  
26      of his minor child, DESTINY MARX; MELANIE  
27      McADAM; HILLARY McADAM; ROBERT  
28      McADAM; WESLEY McKNIGHT; KATHLEEN  
       McKNIGHT; GARY R. MEIKLE; CARMEN MEIKLE;  
       LARRY MEIKLE; TERRI MEIKLE; RICHARD  
       MEPPEN; FRED MESI; BETTY MESI; ERIC MESI;  
       DENNIS MORELLI; MARCIA MORELLI; DIANNE  
       MORSE; BRUCE E. NAGEL; JEANNETTE M.  
       NAGEL; JOSEPH NEFF; MELISSA NEFF; JOSEPH  
       and MELISSA NEFF, individually and on behalf of  
       their minor children, SEAN R. NEFF and KATELYN  
       NEFF; ADRIAN NORIEGA; MARY NORIEGA;  
       ADRIAN and MARY NORIEGA, individually and on  
       behalf of their minor children, ASA NORIEGA,  
       ADRIANA NORIEGA, ANDREW NORIEGA and  
       AUSTIN NORIEGA; TRAVIS PATTERSON;  
       JENNIFER PATTERSON; BRIAN PEAVEY;  
       CRISTINA PEREZ; CHARLES J. PRESNELL;  
       RUSSELL L. PUCKETT; PABLO QUINTERO; PABLO  
       QUINTERO and JEMMELY ALMARIO, individually  
       and on behalf of their minor children, JEMADREA  
       QUINTERO, JESSALYN QUINTERO and PABLO F.  
       QUINTERO, JR.; JAMES REED; TERESA REED;  
       JAMES and TERESA REED, individually and on

1 behalf of their minor children, JULIAN REED and  
2 ALEXIS REED; BERT REINSMA; PATRICIA  
3 REINSMA; JESUS RODRIGUEZ; MONICA  
4 RODRIGUEZ; JESUS RODRIGUEZ and MONICA  
5 RODRIGUEZ, individually and on behalf of their  
6 minor children, JESUS RODRIGUEZ, JR., JOSUE  
7 RODRIGUEZ, LIBNI RODRIGUEZ, SIRIA  
8 RODRIGUEZ; FRANK ROGERS; JUDITH ROGERS;  
9 LUIS M. ROJAS; GLORIA M. ROJAS; LUIS J.  
10 ROJAS; PATRICIA A. ROJAS; GARY ROMA; H.  
11 LANE ROSE, II; DEBORAH SUE ROSE; DAVID  
12 SHIELDS; RHONDA SHIELDS; DAVID SHIELDS,  
13 JR.; DAVID SHIELDS, JR.; individually and on  
14 behalf of his minor child, ANNALYSE HOPE  
15 SHIELDS; DANIEL SOLACHE; BARBARA D.  
16 SPECCHIO; JOSEPH A. SPECCHIO, JR.;  
17 SPRACKLIN HOMES; SPRACKLIN  
18 CONSTRUCTION; SPRACKLIN TILE & STONE;  
19 SCOTT SPRACKLIN; DENISE SPRACKLIN;  
20 WESLEY STALIONS; MISTY STALIONS; WESLEY  
21 and MISTY STALIONS, individually and on behalf  
22 of their minor child, ANGELICA B. STALIONS;  
23 RANDALL STAUBS; STEVIE STAUBS; DAVID  
24 STEPHAN; LINDA STEPHAN; DAVID and LINDA  
STEPHAN, individually and on behalf of their  
minor children, HALEY STEPHAN and JOHN  
STEPHAN; EDWARD J. STEVENS; CONNIE  
STEVENS; DEREK TAYLOR; JENNIFER TAYLOR;  
DEREK and JENNIFER TAYLOR, individually and  
on behalf of their minor children, ISABEL TAYLOR  
and CONNOR TAYLOR; MICHAEL TEETER; KIM  
THROCKMORTON; JIM THROCKMORTON; LIM  
and JIM THROCKMORTON, individually and on  
behalf of their minor children, BRAD BEATON and  
KYLE THROCKMORTON; DAVID M. TRIPP;  
VIRGINIA TRIPP; JENNIFER VAUGHAN; JENNIFER  
VAUGHAN, individually and on behalf of her minor  
children, TOMMY HAYES and AUSTIN  
VAUGHAN; WES W. R. WARN; ROLAINA WARN;  
BARBARA WILSON and ROBERT WILSON, on  
behalf of themselves and all other persons  
similarly situated,

25 Plaintiffs,

26 vs.

27 UNITED STATES OF AMERICA, DEPARTMENT OF  
28 THE INTERIOR through its BUREAU OF

1 RECLAMATION, MID-PACIFIC REGION, CARSON  
2 CITY OFFICE, KEN SALAZAR, Secretary of the  
3 Interior, KENNETH PARR, Director of the Carson  
4 City Office of the Bureau of Reclamation,  
5 TRUCKEE-CARSON IRRIGATION DISTRICT,  
6 DAVID P. OVERVOLD, CITY OF FERNLEY,  
7 COUNTY OF LYON, CHRH, LTD., GARY  
8 HUTCHINGS, RICHARD HUTCHINGS, C.A.L.  
9 INVESTMENT PROPERTIES, KING  
10 CONSTRUCTION, CAL EILRICH, DINAH EILRICH,  
11 GREATER NEVADA BUILDERS, STEVEN F.  
12 CAMPOY, CRISP DEVELOPMENT, INC., V POINT  
13 ENGINEERING aka TC ENGINEERING, INC.,  
14 MARTIN UGALDE, ROBERT BIDART, MICHAEL  
15 BIDART, KEYSTONE REALTY, REMAX REALTY,  
16 JUDY ASHTON, DAN ANDERSON, LL REALTY,  
17 and COLDWELL BANKER (Fernley, Nevada);  
18  
19 Defendants.

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12  
13                   **ORDER GRANTING MOTION FOR GOOD FAITH**  
14                   **SETTLEMENT DETERMINATION AND DISMISSAL OF CLAIMS**

15                 Based on Motion made by Greater Nevada Builders and Steven F. Campoy,  
16 individually and dba Steven F. Campoy General Contractors, (collectively "GNB"), by  
17 and through their attorneys, Robison, Belaustegui, Sharp & Low, upon the papers and  
18 pleadings on file in this matter, and the hearing held thereon, the Court now enters its  
19 findings of facts, conclusions of law and judgment as follows:  
20

21                 1. This case arises from a breach of the Truckee Canal in Lyon County,  
22 Nevada on January 5, 2008.

23                 2. Numerous Complaints for Damages and numerous claims were filed in  
24 State and Federal Courts against various parties, including GNB in the various cases  
25 related to the Fernley flood of January 5, 2008. The parties to this action are set  
26 forth in the caption and have been identified in the pleadings on file in the above-  
27

1 captioned matter.

2       3. Plaintiffs and various parties claim that they suffered damages  
3 resulting from the flood waters that came from the breach of the Truckee Canal on  
4 January 5, 2008.  
5

6       4. Plaintiffs and various parties allege that the January 5, 2008 flood in  
7 Fernley was due to the inadequate maintenance and operation of the Canal, among  
8 other reasons. They further assert that the flood consequences were "exacerbated"  
9 by the City of Fernley and the County of Lyon because of "intentional indifference" to  
10 requiring the contractors and builders of the residential subdivision to construct  
11 infrastructure that would minimize the damage caused by flooding in the event the  
12 flood waters entered the subdivision where Plaintiffs' homes were located.  
13

14       5. Plaintiffs also assert that the flood consequences were exacerbated by  
15 the "errors and omissions" in constructing various elements, including Rolling  
16 Meadows subdivision improvements, houses, Jenny's Lane crossing and the  
17 "Knuckle" at Wrangler Road and Wagon Wheel, committed by the Defendants, as  
18 well as allegations of misrepresentations made on the sale of Rolling Meadows  
19 properties.  
20

21       6. GNB has also sued numerous parties as identified in the moving  
22 papers, pleadings and caption.  
23

24       7. Various parties have sued GNB in this and/or other actions as  
25 identified in the moving papers, pleadings, and caption on the theories of negligence,  
26 contribution and indemnity.  
27

28       8. It is alleged that GNB was the developer and general contractor of

1 Rolling Meadows, involved in the Jenny's Lane crossing and the "Knuckle" at  
2 Wrangler Road and Wagon Wheel and that GNB was at least partially responsible for  
3 alleged defects in the Rolling Meadows subdivision. It is also alleged that  
4 misrepresentations were made when the Rolling Meadows properties were sold.  
5

6 9. GNB claims it never had any active role as the developer or general  
7 contractor of Rolling Meadows or the other improvements and instead was simply the  
8 home builder. It is agreed that GNB built the houses in the development. However,  
9 Plaintiffs and other parties allege, despite GNB's position, that GNB did more. There  
10 is a dispute as to whether GNB has any liability for Plaintiffs' damages.  
11

12 10. An amicable global settlement of this matter has been reached among  
13 the Plaintiffs and most parties to this case.

14 11. The Settlement Agreement essentially provides that GNB shall  
15 collectively pay the sum of \$375,000.00 in exchange for a complete release from the  
16 instant action and all pending actions as listed in GNB's Motion For Good Faith  
17 Settlement Determination.  
18

19 12. Neither Greater Nevada Builders nor Steven Campoy had insurance  
20 that would provide coverage for any of the pending actions.  
21

22 13. GNB has significantly lessened its business activities and thus has no  
23 regular source of income from which to make any future payments. Without a source  
24 of income, GNB's defense of these pending actions dissipates the limited pool of  
25 funds available for settlement of these lawsuits.  
26

27 14. The amount paid by GNB will be allocated to the Rondy class pursuant  
28 to calculations to which GNB was not in privy, but the sum paid is in consideration

1 for the global settlement of all claims.

2 15. GNB actions were those of a house builder and as such were more  
3 passive than most other Defendants, thus undermining any claims for indemnity.  
4

5 16. There is no evidence or allegation that this settlement is fraudulently,  
6 collusively or tortiously aimed at injuring non-settling Defendants.  
7

8 17. The Court grants approval for the Global Settlement Agreement.  
9

10 18. The Court finds that the settlement agreement is made in good faith:  
11 *and*  
12 *DAM*

13 19. The matter is dismissed with prejudice as to all claims against Greater  
14 Nevada Builders, Inc. and Steven F. Campoy, individually and dba Steven F. Campoy  
15 General Contracting, each party to pay their own costs and fees.  
16

17 IT IS SO ORDERED.  
18 DATED: August 4, 2011.  
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20   
21 UNITED STATES MAGISTRATE JUDGE  
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